

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 6, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Mirabel Village 8**

REQUEST Request to approve preliminary plat for a 66-lot subdivision with amended development standards on a parcel of approximately 56.2 acres.

**16-PP-2003**

**Related Cases:**

32-ZN-1995, 3-MP-1998#3

APPLICANT/ OWNER  
CONTACT Andy Holloran  
Terrabrook Mirabel LLC  
480-675-8777

LOCATION S of Lone Mountain Pkwy, btwn Standing Stones & Joy Ranch Roads

BACKGROUND **Zoning.**  
The site is zoned R1-43 ESL Single Family Residential 43,000 minimum square feet per lot, Environmental Sensitive Lands) and is part of Mirabel Master Planned Community which has approved amended development standards. The R1-43 ESL zoning district(s) allow for single family residential development

**General Plan.**

The General Plan Land Use Element designates the property as rural neighborhoods. This category includes areas large lots single-family neighborhoods.

**Context.**

This subdivision is located south of Desert Mountain master planned community and adjacent to the existing Mirabel Golf Course as well as property zoned R1-43 ESL to the south of this site.

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The purpose of the City Council final plat approval is to authorize the recordation of the final plat with the Maricopa County records office. The City Council approval process is the last step to confirm the plats consistency with the preliminary plat approval prior to recordation with the County.

**Applicants Request.**

The request is to approve a subdivision plat with 66 single-family lots.

**Development Information.**

- Construction of 30 single-family homes in Village 8 West
- Construction of 36 single-family homes in Village 8 East
- Construction of private roadway improvements
- Construction of water and sewer lines
- Located in the Cave Creek Unified School District

## IMPACT ANALYSIS

**Traffic.**

Village 8 is a part of the Mirabel development being constructed pursuant to a master circulation plan. Access will be provided by two entrances to Lone Mountain Parkway, a landscaped median divided roadway, running between Stagecoach Pass Road and Cave Creek Road. It will initially function as a minor collector, with one lane in each direction, with bike lanes. Lone Mountain Parkway is designed to be a future major collector by adding an additional outside lane in each direction, being expanded if future volumes should warrant.

**Parking.**

- Parking will be provided per typical single-family residential development.

**Water/Sewer.**

Water and sewer lines shall be constructed by the developer, and dedicated to the city for maintenance.

**Police/Fire.**

Rural/Metro Fire Department has reviewed this plat and it conforms to the minimum requirements for fire apparatus access.

**Schools.**

The subdivision falls within the Cave Creek Unified School District. The school district has been notified.

**Open space/Scenic Corridors.****Community Involvement.**

There have been no comments from the public regarding this case at the time of drafting this report.

STAFF  
RECOMMENDATION**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)      Greg Williams  
Senior Planner  
480-312-4205  
E-mail: [gwilliams@ScottsdaleAZ.gov](mailto:gwilliams@ScottsdaleAZ.gov)

APPROVED BY

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Greg Williams  
Report Author

ATTACHMENTS

1.      Applicant's Narrative
2.      Context Aerial
- 2A     Aerial Close-Up
3.      Zoning Map
4.      Traffic Impact Study
5.      Preliminary Plat Map
- A.      Stipulations/Ordinance Requirements



# City of Scottsdale PROJECT NARRATIVE



<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other
<input type="checkbox"/> Use Permit	
<input type="checkbox"/> Development Review	
<input type="checkbox"/> Master Sign Programs	
<input type="checkbox"/> Variance	

Case # 16-PP-2003 / 371 -PA- 03  
 Project Name Mirabel Village 8  
 Location SEC Lone Mountain Pkwy. & Jov Ranch  
 Applicant Terrabrook Mirabel, L.L.C.  
Andy Holloran

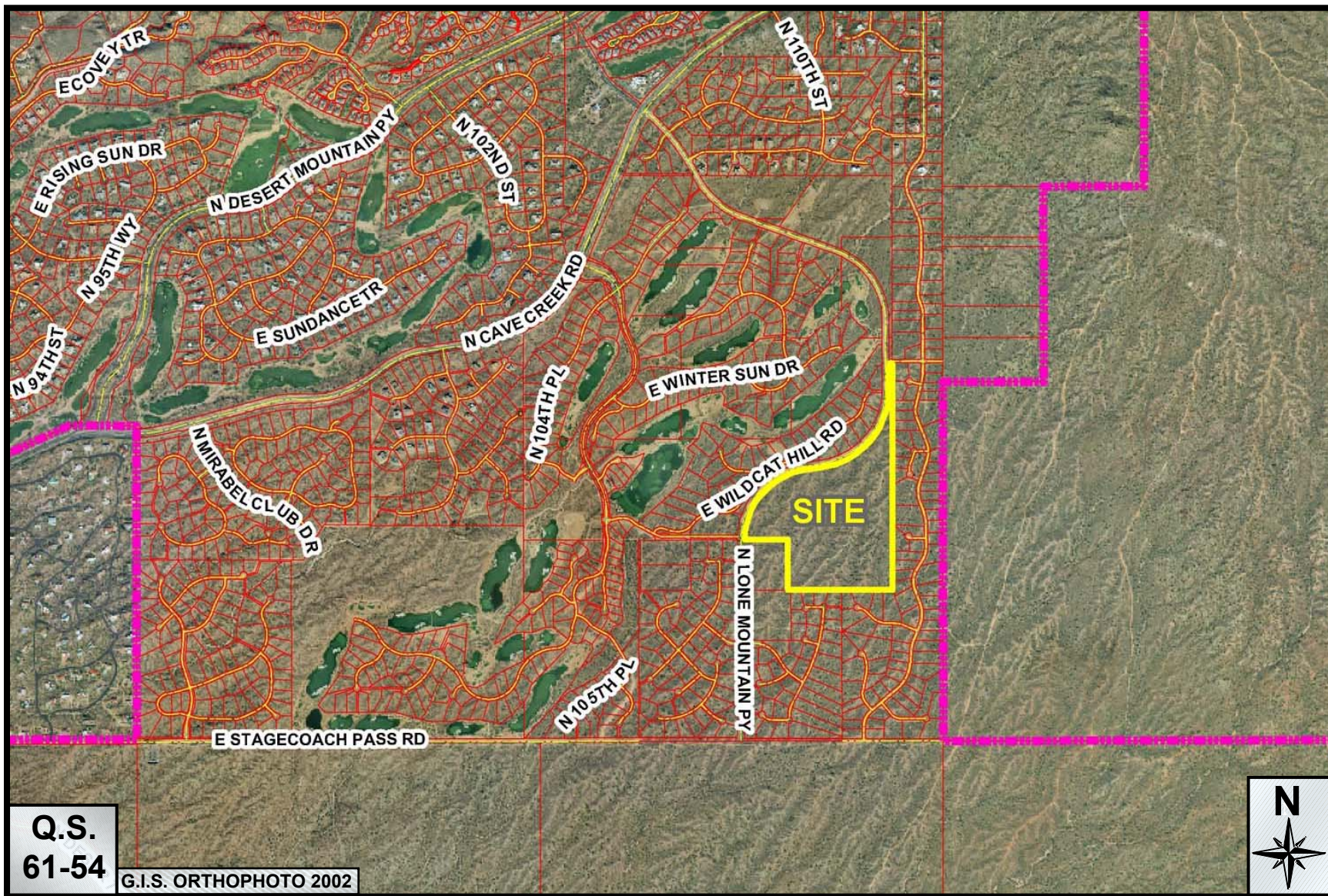
## SITE DETAILS

Proposed/Existing Zoning: <u>R1-43 ESL</u>	Parking Required: _____
Use: _____	Parking Provided: _____
Parcel Size: <u>64.0 Acres</u>	# Of Buildings: _____
<input type="checkbox"/> Gross Floor Area <input checked="" type="checkbox"/> Total Units: <u>66</u>	Height: _____
<input type="checkbox"/> Floor Area Ratio <input checked="" type="checkbox"/> Density: <u>1.03 DU/Acre</u>	Setbacks: N- _____ S- _____
	E- _____ W- _____

## In the following space, please describe the project or the request

The site is situated within, and is a part of, a larger master planned community known as Mirabel. The proposed development for the site consists of 66 single-family residential lots with ancillary open space, drainage-ways, and roadways. Access to the site is provided from Lone Mountain Parkway. The site is irregular (generally triangular) in shape and encompasses approximately 64.0 acres. General land use in the vicinity of the site is native desert land with low-density residential development. The site is currently undeveloped and consists of vacant desert land. The site is located in the east half of Section 33, of Township 6 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site location is shown on the site vicinity map included with this application. The site is located in the southeast portion of the Mirabel Master Planned Community and is bounded on the east and south by existing residential lots (partially developed), and on the northwest by Lone Mountain Parkway, across which lies existing Mirabel homesites. The site is planned to be developed in two phases. The east portion will contain 36 lots on approximately 37 acres and the west portion will contain 30 lots on approximately 27 acres. Separate improvement plans will be prepared for each phase.





Q.S.  
61-54

G.I.S. ORTHOPHOTO 2002

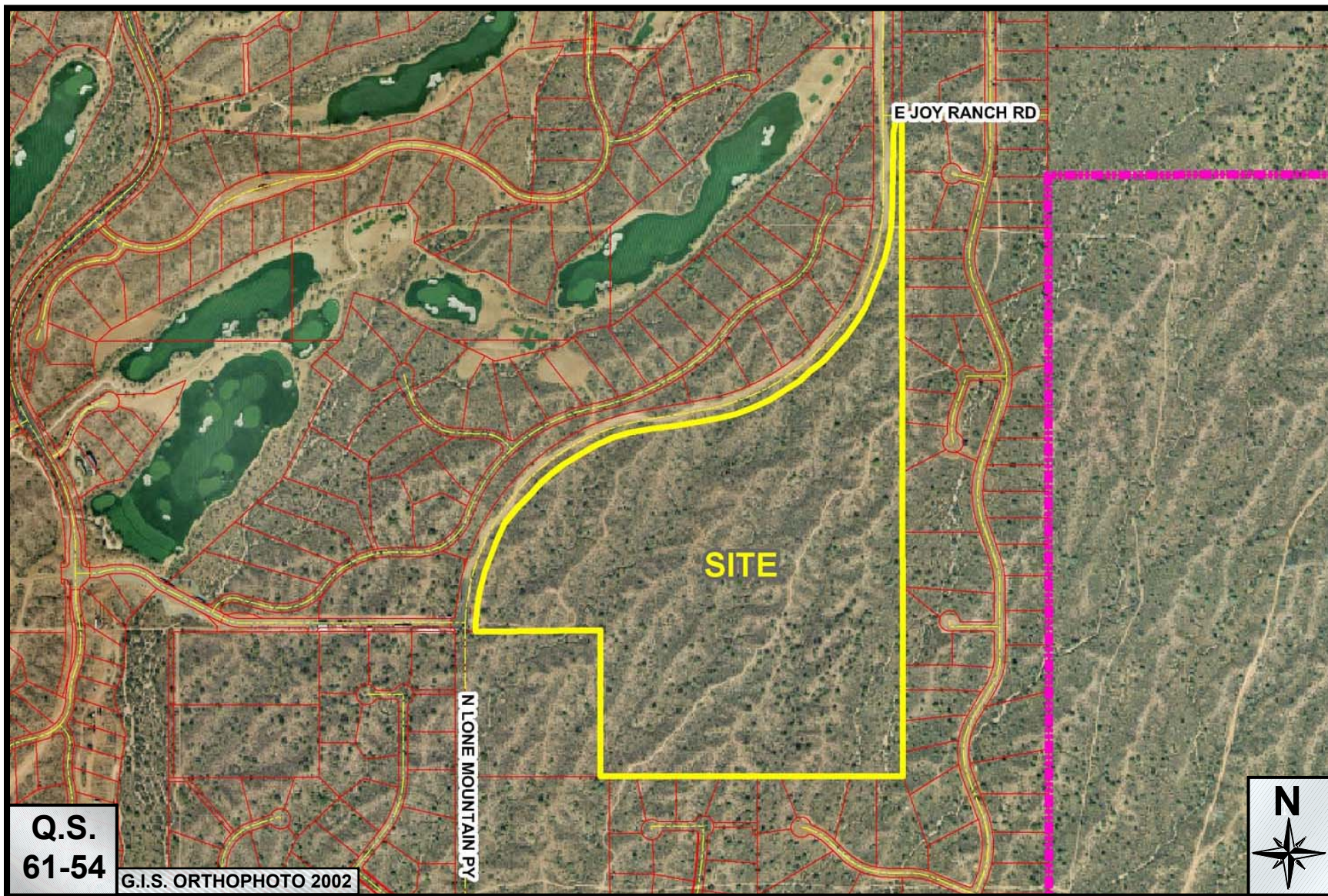


Mirabel Village 8

16-PP-2003

ATTACHMENT #2



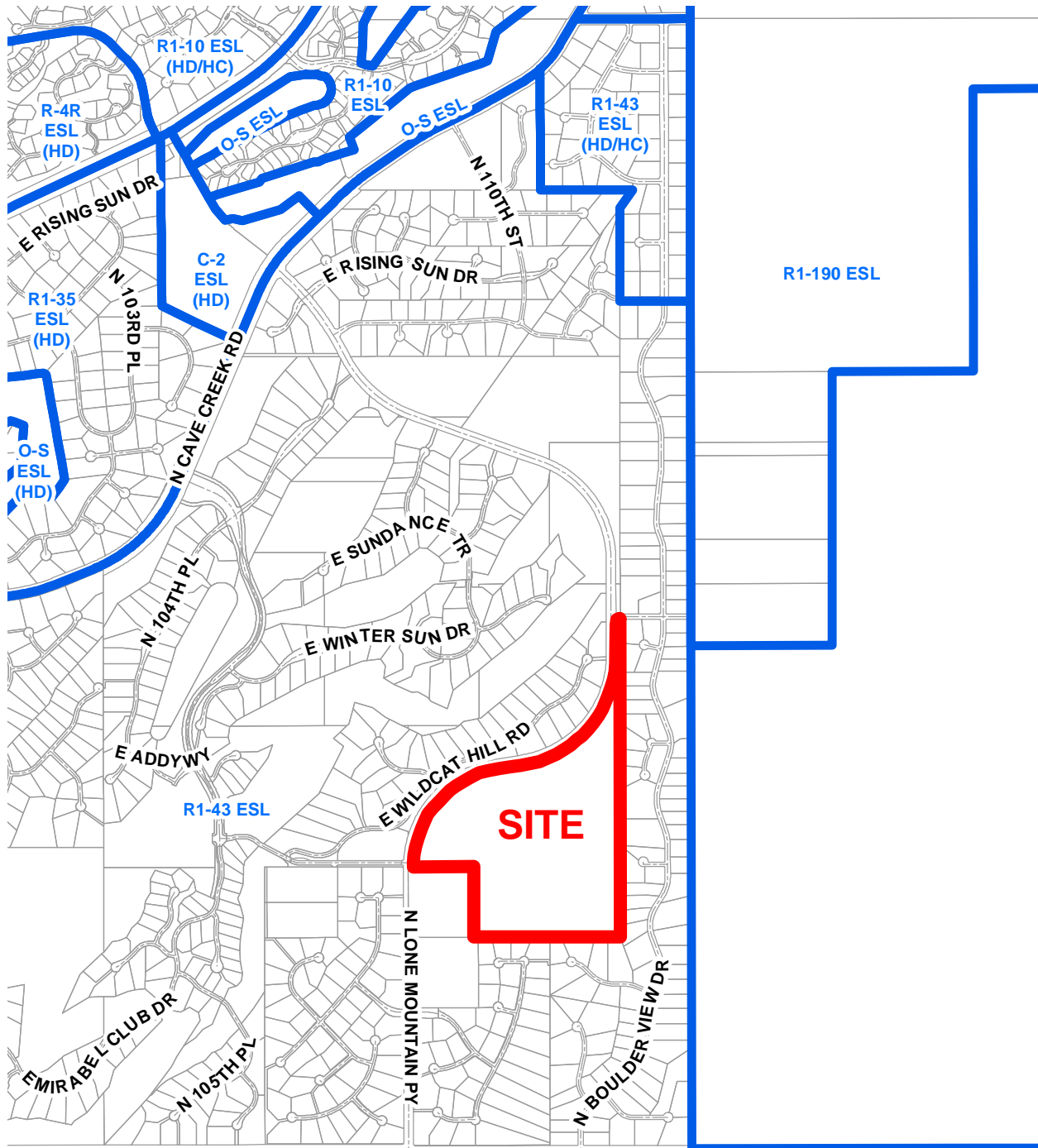


Mirabel Village 8

16-PP-2003

ATTACHMENT #2A





16-PP-2003  
ATTACHMENT #3



**16-PP-2003**  
**Mirabel Village 8**  
**Transportation Overview**  
**10/22/2003**

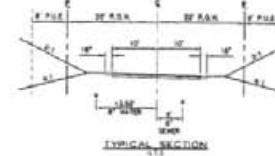
Village 8 is part of the Mirabel development being constructed pursuant to a master circulation plan. Access will be provided by two entrances to Lone Mountain Parkway, a landscaped median divided roadway, running between Stagecoach Pass Road and Cave Creek Road. It will initially function as a minor collector, with one lane in each direction, with bike lanes. Lone Mountain Parkway is designed to be a future major collector by adding an additional outside lane in each direction, being expanded if future volumes should warrant.

**Recommendations**

Lone Mountain Parkway is curvilinear along the Village 8 frontage. Ensure that there is adequate sight distance visibility for vehicles pulling out from each entrance onto Lone Mountain Parkway.

Lone Mountain Parkway may eventually be widened outward to four lanes. Ensure that both entrances are designed to have the proper depth laterally back from Lone Mountain Parkway to properly accommodate future widening.





PRELIMINARY PLAT  
**MIRABEL VILLAGE 8**  
A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 33 AND NORTHEAST 1/4 OF SECTION 33  
TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA  
AND SALT RIVER BASE AND MERIDIAN  
SCOTTSDALE, ARIZONA

LEGAL DESCRIPTION

that part of the north line of the northeast quarter of Section 22 and part of the northeast quarter of Section 23, Township 4 North, Range 1 East, of the 6th and 7th Town Range and Northern, Indiana County, Indiana, which contains, commencing at the first corner corner of said Section 22, which corner is a corner of the 111.61 feet from the northeast corner of said Section 22, and the point of beginning, thence in S89°58'15"E along the east-west line section one of said Section 22, 204.63 feet to the corner of Section 23, thence in S89°51'1"E along the east-west line section one of said Section 23, to the POINT of BEGINNING, the said point being on the Right of Way line of said Maurice Family as recorded in Book 538, pg. 26, W.C.R.

Traverse along the east Right-of-Way of Lone Mountain Parkway, as recorded in Sheet 328, Pg. 28, N.C.H., through a non-tangent curve, located to the southwest, the radius of which equals 0.07500' (1, 075.00 feet).

Swiss is 89°13' E, indicating more the solid from which it came.

Maunabo Parkway is recorded in Book 238, Pg. 26, LTR. A distance of 149.80 feet is a point of purchase of an acre and contains in the center, with a radius of 10.75 (20 feet).

Station N 079°34' W continuing along the east Right-of-Way of Lane Highway, Station 168+00.

Business requiring the use of Right of Way or Lane Closure Permits are reviewed in 2008, 710 Pa. DE A-77.8. In 2009, 710 Pa. DE A-77.8, a review of

THOMAS W. BENTON is commanding attorney, the legal right-of-way of the Kansas River at interest in Item 536, Pa. 25, U.C.R., is contained in 20,000 acres.

There is nothing in the said Right of Way or Map of Jay Bowen Road as referenced in Rule 130, P. 38, M.C.R., and along the west line of the Port of Boulder map(s) as recorded in Book 285, Page 29, M.C.R., to determine if, as a part of the

Thence S 07°05'11" E, continuing along the ridge with the 4000 ft. height or rounded to 3000 ft., along 28. N.E.R., a distance of 0.20 mi. (see).

These values are the only ones listed in the *Field of Science* (see reference in Book 100, page 29, W.L.N., 1/1/1910) in a distance of 100 ft. from the shore.

Station 9 (STP107) is along the east-west road section one of east Section 11, a distance of 616.36 feet to a point on the east boundary line of east

Another: *Parasitizing the PCHT of Belding's*

PREPARED FOR

HERBERTSON WARE, L.L.P.  
1115 NORTH SCOTTSDALE ROAD Suite 100  
SCOTTSDALE, ARIZONA 85254  
TEL: 480-675-8177

$\mathbb{Z}[x]/(x^2+1) \cong \mathbb{Z}[i]$

			PROPERTY LINE
			SECTION LINE
			CENTER LINE
			EXISTENCE LINE
			SETBACK LINE
			100' FEET PLASH LIMIT
			EXISTING CONTOUR LINE
			WETLANDS OF THE UNITED STATES OF AMERICA
			LEASAGE AREA BOUNDARY
EE	SHORELAND EXISTENCE	UNCL	UNCLASSED LAND
NAEL	NATURAL AREA OPEN SPACE	P-2	AGRICULTURAL OPEN SPACE
EE	WATER EXISTENCE	P-2	WATER EXISTENCE
EE	SEWER EXISTENCE	P-2	SEWER EXISTENCE
SWL	SOIL SLOPE EXISTENCE	P-2	LANDSCAPE EXISTENCE

## SCHEDULE

BLW BRASS CAP OF 1 1/2" LOCATED SOUTH OF E-W FENCE LINE  
AND WEST OF N-S FENCE LINE, 9 1/4 FORTH SECTION 12, T. 10N,  
R. 12E, S. 33-34-35-36 AND ALSO THE STAGE COACH PASS & NORTH  
STREET ROADWAY SUBURBAN INTERSECTION, 1/4 MILE S. 21ST 22E  
(DNRD TRS) (U.S. LMS 1987 2000) CITY OF SCOTTSDALE DNRD

CLASS. BY: ELVACHA \* 2006 J97 (NAD) 981 CC 05 CPE  
PUB 2021 COPY OF SCOTTISH DUTY

DEVELOPMENT STANDARDS  
for 2000

TIME: 4.10 PM	TIME: 4.10 PM
MINIMUM LOT AREA: 50.100 sq.m	MINIMUM LOT AREA: 15.000 sq.m
MINIMUM LOT WIDTH: 10.0	MINIMUM LOT WIDTH: 8.0
MINIMUM FLOOR LOT HEIGHT: 2.0	MINIMUM FLOOR LOT HEIGHT: 2.0
MINIMUM BUILDING HEIGHT: 2.0	MINIMUM BUILDING HEIGHT: 2.0
STREETS:	STREETS:
FRONT: 25 (PULVERBERG AVENUE)	FRONT: 25
FRONT & SIDE STREETS	FRONT: 25 (SIDE STREET & CORNER LOT)
SIDE: 10	SIDE: 10
REAR: 20	REAR: 10

## 20000000

ENDING ZONING		8-13 (1) 4% (4) 40%
		DEVELOPMENT CHARACTER
VALLEY # WEST AREA		22,000 Acres
VALLEY # EAST AREA		33,000 Acres
TOTAL Subdivision area		55,000 Acres
VALLEY # WEST NUMBER OF LOTS		20
VALLEY # EAST NUMBER OF LOTS		30
TOTAL NUMBER OF LOTS		50
VALLEY # WEST MINIMUM LOT SIZE		26,475 sq. ft.
VALLEY # EAST MINIMUM LOT SIZE		22,314 sq. ft.
VALLEY # WEST MAXIMUM LOT SIZE		47,901 sq. ft.
VALLEY # EAST MAXIMUM LOT SIZE		60,350 sq. ft.
VALLEY # WEST AVERAGE LOT SIZE		33,467 sq. ft.
VALLEY # EAST AVERAGE LOT SIZE		40,267 sq. ft.

## LITERATURE

ADMIN.	CITY OF SOTTISDALE
GENERAL	CITY OF SOTTISDALE
REFUSE	CITY OF SOTTISDALE
ELECTRIC	ARIZONA PUBLIC SERVICE
GAS	BLACK MOUNTAIN GAS
TELEPHONE	SWEST COMMUNICATIONS / OUR COMMUNICATIONS
CABLE TV	CSG COMMUNICATIONS / SWEST COMMUNICATIONS

	<b>PRELIMINARY PLAT</b> <b>MIRABEL VILLAGE B</b>	
	<b>Site Consultants, Inc.</b> <b>ENGINEERS - SURVEYORS - CONSULTANTS</b> 113 SOUTH HOOVER DRIVE, TROY, MICHIGAN 48060 TEL: (480) 894-2323 FAX: (480) 894-2847	
PLATT NO. 1000	SHEET: 1 of 1	1 of 1
DRAWN BY: JCE	DATE: 8-11-2000	1 of 1
CHECKED BY: JCE	DRAWN: 1000-1000	1 of 1

**RESIDENTIAL SUBDIVISION 16-PP-2003**  
**STIPULATIONS FOR MIRABEL VILLAGE 8**

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS
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SITE DESIGN:

1. *With the final plan submittal, the developer shall revise the preliminary plat so that each lot which is less than 30,100SF (Type A) is referenced on the preliminary plat as a type B (Min. 15,000SF) lot, to the satisfaction of Plan Review and Permit Services staff.*
2. *With the final plan submittal, the developer shall provide finished floor elevations for each lot and existing topography on the preliminary plat, to the satisfaction of Plan Review and Permit Services staff. Cuts and fills exceeding 8-feet must return to Development Review Board for approval.*
3. *The mail kiosk and entry feature shall return for Staff Approval prior to submittal of final plans review for either of these features.*
4. *With the final plan submittal, the developer shall revise and update the master NAOS table for all Villages within Mirabel, to the satisfaction of Plan Review and Permit Services staff.*
5. *Any proposed additional alterations to the natural state of watercourses with a 100-year peak flow rate estimated between 250 cfs and 749 cfs shall return for Development Review Board approval.*
6. *All exposed riprap shall be indigenous stone, and treated with a desert varnish (eonite or equivalent), to the satisfaction of Plan Review and Permit Services staff.*
7. *All cuts and fills shall be contoured to blend with the existing contours of the adjacent natural terrain, in conformance with the approved Master Environmental Design Concept Plan, case 3-MP-98 #3 (as revised), to the satisfaction of Plan Review and Permit Services staff.*
8. *All concrete drainage structures shall be integrally colored concrete (or other method subject to the approval of Plan Review and Permit Services staff) to blend with the colors of the surrounding natural desert, to the satisfaction of City staff.*
9. *Development Review Board Preliminary PLAT approval of Mirabel Village 8 will expire after two-years.*
10. Final plat shall identify the use and maintenance of any land not used for residential lots.
11. Flagpoles, if provided, shall be one piece conical tapered.

**ATTACHMENT A**

ON-SITE LIGHTING:

1. *All lighting shall be consistent with the approved Master Environmental Design Concept Plan, case 3-MP-98 #3 (as revised), to the satisfaction of Plan Review and Permit Services staff.*
2. *No lighting shall be permitted in the within dedicated NAOS, and drainage easements.*
3. *Provide plans indicating locations and details of all exterior on-site lighting and lighting fixtures*

SIGNS:

1. Provide note on final landscape plans: Signs require separate approvals and permits.
2. *All signage shall be consistent with the approved Master Environmental Design Concept Plan. Case 3-MP-98 #3 (as revised), to the satisfaction of Plan Review and Permit Services staff.*

BIKEPATHS/PUBLIC USE TRAILS:

1. *All paths and trails shall conform to the approved Master Environmental Design Concept Plan, case 3-MP-98 #3 (as revised), to the satisfaction of Parks and Trails Coordinator and Plan Review and Permit Services staff. These public trails & paths shall be dedicated in the form of easements, to the satisfaction of City staff.*
2. Paths and public use trails shall be consistent with the Design Standards and Policies Manual for the City of Scottsdale.

WALL DESIGN:

1. *All walls shall conform to the approved Master Environmental Design Concept Plan, case 3-MP-98 #3 (as revised), to the satisfaction of Plan Review and Permit Services staff.*

LANDSCAPING:

1. The landscape plan for any model home(s), if provided, shall be submitted for final plans review and approval.
2. *The developer shall salvage and stockpile native plants that are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined jointly by the developer and City staff. These plants shall be*



*replanted in on-site landscape areas or NAOS revegetation areas by the developer before the final site inspection, to the satisfaction of City staff.*

- 3. Landscaping and plant palette shall conform to the approved Master Environmental Design Concept Plan, case 3-MP-98 #3 (as revised), to the satisfaction of Plan Review and Permit Services staff.*
- 4. Non-indigenous native plant materials shall be limited to enclosed yard and/or private areas within the subdivisions as outlined in the approved Master Environmental Design Concept Plan, case 3-MP-98 #3 (as revised).*
- 5. The developer shall provide the quantities and caliper sizes for all proposed trees and the quantities and box sizes for all other proposed plant material on the landscape plan with the final submittal, to the satisfaction of Plan Review and Permit Services staff.*
6. Provide indigenous plant materials within revegetated NAOS areas.
7. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
8. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
9. No visible turf areas are permitted.
10. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional Plan Review and Permit Services staff review and approval.
11. Provide 8% slope away from walk or curb for 5' 0" along all streets.
12. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.
13. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.
2. A temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

NATURAL AREA OPEN SPACE (NAOS):

1. *The total NAOS Dedicated with the Final Plat including on-lot NAOS must be a minimum of 14.34 acres.*

TRAFFIC STIPULATION REQUIREMENTS  
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION AND ACCESS DESIGN:

1. All traffic circulation elements for trails, paths, sidewalks, street cross sections, right of way, public utility easements and public access easements shall be dedicated and constructed in accordance with the City of Scottsdale approved Revised Master Circulation Plan for Mirabel, prepared by Olsson and Associates and the Mirabel Master Environmental Design Concept Plan, prepared by Terrabrook-Mirabel, LLC, except as modified, herein, by these stipulations.
2. Lone Mountain Parkway is to be expandable to a major collector. The throat design for both gated driveways onto Lone Mountain Parkway shall be designed to be compatible with the expansion to the ESL major collector cross section, as approved with 12 foot median, exclusive of curb. The driveway throat length shall be extended into Village 8, to ensure enough vehicle turnaround area before the gates, based on the ultimate width of Lone Mountain Parkway.
3. Provide a analysis of the obstructions that exist in the sight visibility easements at each driveway onto Lone Mountain Parkway. Remove any sight obstructions in the sight visibility easements such as rocks, trees, bushes or soil.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:

- a) All existing improvements and striping within 300 feet of limits of construction.
- b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall:
  1.
    - a. *Demonstrate consistency with the approved master drainage plan and report for Mirabel and the Final Drainage Report for Mirabel Village 8, prepared by Site Consultants.*



- b. No building, fence or other structures are allowed to encroach into a drainage easement as shown on the Final Plat, except approved drainage structures built to convey water under roads and driveways.  
Show on the Final Plat the location, size, and type of all proposed and existing drainage structures and detention basins.*
- c. Demonstrate consistency with the approved master drainage plan and report.
- (1) Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the master drainage report and plan, subject to review and approval by city staff.
- (2) Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- d. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
- e. Provide calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
- f. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
- g. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
- h. Demonstrate **that historical flow through the site has been maintained and** that storm water runoff exiting this site has a safe place to flow.
- i. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
- j. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
3. STORM WATER STORAGE REQUIREMENT. Prior to final plan approval, the developer shall submit a final drainage report and plan, including calculations for the storm water storage volume required,  $V_r$ , and volume provided,  $V_p$ , using the 100-year, 2-hour storm event..

- a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
  - b. Storage basin design shall incorporate significant landscaping requirements.
4. BASIN LOCATION. Basins shall be located within easements, or common tracks with easements, dedicated for the purposes of storm water storage.
5. BASIN CONFIGURATION. Storm water storage basins smaller than 20,000 square feet shall have a maximum water depth of three (3') feet, and a 10:1 width to depth ratio with 4:1 maximum side slopes.
6. BASIN CONFIGURATION. Storm water storage basins larger than 20,000 square feet having water depth greater than three (3') feet shall have 4:1 maximum side slopes for depth of three (3') feet or less, and 6:1 maximum side slopes for depths greater than three (3') feet.
7. BASIN OUT-FALL. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
8. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
9. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
10. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not be limited to the following:
  - a. Benchmark datum shall be based on North American Datum of 1988.
  - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
  - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
  - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.

- e. Show street cross slope direction (use arrows).
  - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
  - g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required,  $V_r$ , and storage volume provided,  $V_p$ , noted on the improvement plans).
  - h. Show  $Q_{(100)}$  at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
  - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100 year 6 hour storm event.
  - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
  - k. Show all multi-use paths and multi-use trails.
  - l. Show all walls, such as perimeter, screening and retaining walls.
11. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
12. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
- The developer shall:
- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.
13. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.
14. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the



discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

15. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

#### DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.

#### BRIDGES:

1. BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by the city staff.
2. SUBMITTAL REQUIREMENTS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to city staff approval, for structural review. In addition, the cover sheet shall:
  - a. Provide a vicinity map that indicates the precise location of the bridge(s).
  - b. Provide the names and addresses of the developer, contractor, and engineer.
  - c. Show the associated "DR" or "PP" numbers.

#### VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:

- a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
  - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
  - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.

- b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
  - a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
  - b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

#### WATER AND WASTEWATER STIPULATIONS

##### WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans.
  - Sewer tract to be graded and planted per Water Resources requirements for access.
  - This prelim plat does not follow the master water plan layout. Design reports are required for both water and sewer, and are to be accepted by Water Resources prior to submittal of improvement plans to the 1-Stop Shop.
  - All water and sewer improvements in Lone Mountain and Standing Stones Road are to be completed prior to issuance of permits for onsite water and sewer construction.
3. APPROVED MASTER WATER/WASTEWATER REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the master **water and or wastewater** reports.
  - a. Demonstrate consistency with the approved master **water and or wastewater** plan and report.
    - (1) Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report and plan, subject to review and

approval by city staff.

- (2) Addendum generated by the final analysis and design for this site shall be added to the appendix of the final **water and or wastewater** report.
3. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
4. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
5. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report.
  6. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site.
7. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.

- a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
  - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
9. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
  - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six ( 6') feet from the outside diameter of the pipe.
  - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
10. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
11. MANHOLE LOCATION. Manholes shall not be located on lots.
12. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD



and a copy of the As-Built drawings.

- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
  - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by MCESD.
  - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
  - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
  - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

TRACTS AND EASEMENTS`:

- 1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
- 2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
- 3. CONVEYANCE OF TRACTS/LOTS. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the city shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator.
- 4. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

## ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

**ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.**

DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale's Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. The layout and cost estimate must be submitted at the

time of final plan submittal. The developer shall pay for street light installation costs prior to issuance of building permits or final plat recording.

2. The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of streetlights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

#### PUBLIC TRAIL:

All traffic circulation elements for trails, paths, sidewalks, street cross sections, right of way, public utility easements and public access easements shall be dedicated and constructed in accordance with the City of Scottsdale approved Revised Master Circulation Plan for Mirabel, prepared by Olsson and Associates and the Mirabel Master Environmental Design Concept Plan, prepared by Terrabrook-Mirabel, LLC, except as modified, herein, by these stipulations.

#### PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

### ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

#### WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

#### SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
2. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.



FINAL PLANS SUBMITTAL REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL. PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- \* LANDSCAPING/IRRIGATION PLANS: 24" X 36" (MYLAR ORIGINALS)
- \* CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- ◆ BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- ◆ SITE ADDRESS.
- ◆ PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2-INCH LETTERS.
- ◆ NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

DIGITAL SUBMITTAL REQUIREMENT (EFFECTIVE MAY 1, 1999)

1. IF THE NUMBER OF LOTS APPROVED BY THE DEVELOPMENT REVIEW BOARD IS DIFFERENT FROM THE ORIGINAL ELECTRONIC SUBMITTAL, A REVISED DIGITAL FILE OF THE PRELIMINARY PLAT IS REQUIRED AT THE TIME OF FINAL PLANS.
2. DIGITAL SUBMITTAL OF FINAL PLAT DUE WITH MYLARS. SEE PRELIMINARY PLAT SHOPPING LIST ATTACHMENTS ("NOTIFICATION OF DIGITAL SUBDIVISION PLAT SUBMITTAL," "SUBDIVISION PLATS CAD LAYERING GUIDELINES," AND "SUBDIVISION PLATS CAD STANDARDS AND NAMING CONVENTIONS") FOR FORMATTING DETAILS AND GENERAL INFORMATION.

PLANNING PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
  - a) LANDSCAPING/IRRIGATION PLANS: 24" x 36"
  - b) CIVIL PLANS: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscaped areas. Provide note on the working drawings.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands District".
5. Provide a schedule indicating the timing on installation of all improvements required by planning.
6. Provide a contour map of the existing topography.
7. Provide a final plat with the following information:
  - a) Zoning of property.
  - b) Vicinity map.
  - c) Property lines and dimensions, street names, centerline of street.
8. Provide landscaping and irrigation plans with the following information:
  - a) Plant palette (type, size, quantity)
  - b) Retention/detention basin slope
  - c) Perimeter wall elevations with the following information:
    - i) Height of perimeter wall above finished grade (both interior and exterior).
    - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
  - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
9. The applicant shall provide on an unrecorded supplemental document the total square footage of each lot less the square footage of any areas dedicated to natural area open space (NAOS), and tracts at the time of final plat submittal for use by the Water Department for goal billing.

PLANNING ORDINANCE REQUIREMENTSLOT DESIGN:

1. *Lot area, width and depth shall comply with the R1-43 ESL amended district standards, measured in conformance with Scottsdale Zoning Ordinance, as approved in case Number 32-ZN-95. The amended district standards shall be noted on the final plat.*
2. *With the final plat submittal, the developer will clearly indicate which lots are 'Type A' and 'Type B', to the satisfaction of Plan Review and Permit Services staff.*
3. All lots shall abut a public, or private street furnishing satisfactory access thereto.

NATURAL AREA OPEN SPACE (NAOS):

1. *The final plat shall meet the Environmentally Sensitive Lands provision for "Types of NAOS" for undeveloped natural areas and revegetation, in conformance with the Zoning Ordinance, to the satisfaction of Plan Review and Permit Services staff. (The maximum allowed of revegetated NAOS dedicated on the plat shall not exceed thirty (30) percent.)*
2. *Each individual lot shall meet the Environmentally Sensitive Lands provision for "Types of NAOS" for undeveloped natural areas and revegetation, in conformance with the Zoning Ordinance, to the satisfaction of Plan Review and Permit Services staff. (The maximum amount of revegetation allowed per lot shall not exceed thirty (30) percent.)*
3. *The following areas shall be designated as revegetated NAOS, to the satisfaction of Plan Review and Permit Services staff:*
  - a. *All dedicated utilities areas that are to be relocated and then dedicated as NAOS,*
  - b. *Staging areas/fill dirt areas,*
  - c. *Plant nurseries,*
  - d. *And any areas disturbed by previous or proposed construction.*
4. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along street frontage which shall have a minimum width of 20 feet. Any alterations to this shall be approved by Project Coordination staff.
5. *With the final plans submittal, the developer shall submit a detailed graphic and calculation worksheet indicating the required amounts of NAOS **undisturbed and revegetated** based on the Zoning Ordinance at the time of final plans submittal.*
6. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by the Plan Review and Permit Services staff in compliance with of the Zoning Ordinance.

7. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA). *The plant palette shall also conform to the approved ESLO plant palette, to the satisfaction of City staff.*
2. Trees shall be provided at a rate of one tree per lot (minimum 15 gallon size) to be placed in front yard of each unit (per Section 48-118 of the City Code). Note on final landscape plans that this requirement will be met.
3. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 12 for specific submittal requirements). Contact the City's Native Plant Officer at 312-7080 to initiate the process.
4. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on site, per the Zoning Ordinance.

GRADING:

1. Cuts and fills exceeding limits outlined in the "Design Guidelines & Policies for Environmentally Sensitive Lands shall/may require Development Review Board approval.

OTHER:

1. Comply with conditions of case No.: *32-ZN-1995; 3-MP-98 #3(revised); 83-SA-2003*

**DEVELOPMENT STANDARDS (TYPE "A")**

As approved in case 32-ZN-95

SUBDIVISION NAME: MIRABEL (Village 8)  
CASE # 16-PP-2003  
ZONING R1-43 PCD PRD ESL XX

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
<b>A. MIN. LOT AREA</b>	43,000 SF	30,100	
<b>B. MIN. LOT WIDTH</b>			
1. Standard Lot	150'	100'	
2. Flag Lot		20'	
<b>C. MAXIMUM BUILDING HEIGHT</b>	30'	30'	
<b>D. MIN. YARD SETBACKS</b>			
1. FRONT YARD			
• FRONT (to face of building)	40'	25'	
• FRONT (to face of garage)	40'	25'	
• FRONT (corner lot, side street)	40'	25'	
• FRONT (corner lot, adjacent to key lot, side street)	40'	25'	
• FRONT (double frontage)	40'	25'	
2. SIDE YARD			
• Minimum	20'	10'	
• Minimum aggregate	40'	20'	
3. REAR YARD			
• Standard Depth	35'		
• Min. Depth (% of difference which can be occupied)			
<b>E. DISTANCE BETWEEN BUILDINGS (MIN)</b>			
1. Accessory & Main	10'		
2. Main Buildings/Adjacent Lots	40'	20'	
<b>F. MAXIMUM WALL HEIGHT</b>			
1. FRONT	3'		
2. SIDE	8'		
3. REAR	8'		
4. Corner side not next to key lot	8' on PL		
5. Corral fence height (on prop line)	6' on PL	Not allowed	
<b>G. DEVELOPMENT PERIMETER SETBACKS</b>	43,000 SF		
<b>H. APPLICABLE ZONING CASES</b>		<b>32-ZN-95</b>	
<b>I. NOTES &amp; EXCEPTIONS</b>			
1. In these development areas lots will range from 43,000 SF to 30,100 SF.			
2. Building envelopes will be required.			
3. Flag lots allowed.			



**DEVELOPMENT STANDARDS (TYPE "B")**

As approved in case 32-ZN-95

SUBDIVISION NAME: MIRABEL (Village 8)  
CASE # 16-PP-2003  
ZONING R1-43 PCD PRD ESL XX

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
C. MIN. LOT AREA	43,000 SF	15,000	
D. MIN. LOT WIDTH			
4. Standard Lot	150'	80'	
5. Flag Lot		20'	
G. MAXIMUM BUILDING HEIGHT	30'	30'	
H. MIN. YARD SETBACKS			
1. FRONT YARD			
• FRONT (to face of building)	40'	25'	
• FRONT (to face of garage)	40'	25'	
• FRONT (corner lot, side street)	40'	10'	
• FRONT (corner lot, adjacent to key lot, side street)	40'	10'	
• FRONT (double frontage)	40'	25'	
3. SIDE YARD			
• Minimum	20'	10'	
• Minimum aggregate	40'	20'	
6. REAR YARD			
• Standard Depth	35'	30'	
• Min. Depth (% of difference which can be occupied)			
I. DISTANCE BETWEEN BUILDINGS (MIN)			
2. Accessory & Main	10'		
2. Main Buildings/Adjacent Lots	40'	20'	
J. MAXIMUM WALL HEIGHT			
6. FRONT	3'		
7. SIDE	8'		
8. REAR	8'		
9. Corner side not next to key lot	8' on PL		
10. Corral fence height (on prop line)	6' on PL	Not allowed	
J. DEVELOPMENT PERIMETER SETBACKS			
K. APPLICABLE ZONING CASES		32-ZN-95	
L. NOTES & EXCEPTIONS			
• <b>Flag lots allowed.</b>			

## Construction Document/Final Plat Submittal Requirements

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal.

**Incomplete submittals will not be accepted.**

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

**The cover sheet must contain the following information:**

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at <http://www.scottsdaleaz.gov/dspm> - or call the One Stop Shop at 480-312-7080.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

**Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:**

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

<b>Civil Improvement Plan Submittal Requirements</b>
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Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

**Required Plan Size: 24" X 36"**

**Minimum Horizontal Scale: 1" = 20'**

**Minimum Vertical Scale: 1" = 2'**

### CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
2. Title Report and Letter of Update (not more than 60 days old)
3. Provide the following:
  - ☒ Two Copies of Completed 404 Certification Form
  - ☒ Two Copies of the Notice of Intent (NOI)
  - ☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

### 4. IMPROVEMENT PLANS

Provide one (1) set that includes the following:

- ☒ Grading and Drainage Plan (Including water and sewer services)
- ☒ Water Plans
- ☒ Sewer Plans
- ☒ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)
- ☒ Preliminary Plat
- ☐ Final Plat (for reference only)
- ☒ ALTA Survey
- ☐ Map of Dedication

5. EASEMENTS/DEDICATIONS

☐ \_\_\_\_\_

6. ENGINEER'S ESTIMATES (for payment in-lieu)

☐ Street improvements ☐ Signalization

7. REFERENCE DOCUMENTS

Drainage	<input checked="" type="checkbox"/> Master**	<input checked="" type="checkbox"/> Final
Water	<input checked="" type="checkbox"/> Master**	<input checked="" type="checkbox"/> Basis Of Design **
Sewer	<input checked="" type="checkbox"/> Master **	<input checked="" type="checkbox"/> Basis Of Design **
Circulation	<input checked="" type="checkbox"/> Master **	<input type="checkbox"/> Final
Signalization	<input type="checkbox"/> Master **	<input type="checkbox"/> Final

\*\*Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

8. OTHER

- ☒ Geotechnical Report
- ☒ Structural Report
- ☐ The completed Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

**PLANNING**

Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- ☒ Landscape & irrigation plans
- ☒ Slope Analysis
- ☒ NAOS graphic & calculation worksheet
- ☒ Native plant program, or confirmation of compliance
- ☐ Fountain/Water feature details and elevations

<b>Final Plat Submittal Requirements</b>
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All final plats must be approved by the City Council. A final plat will be placed on the City Council's agenda only after staff has received a complete submittal, including the following items:

1. ALTA Survey
2. Title Report (less than 60 days old)
3. NAOS graphic & calculation worksheet
4. Copy of preliminary plat
5. Completed abandonment/vacation of easement application (if applicable)
6. Digital Submittal
7. 8-1/2" X 11" transparency of the staff approved final plat must be submitted to four (4) weeks prior to the scheduled City Council date.

The applicant will be notified once the final plat has been tentatively placed on the City Council meeting agenda.